

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-13896 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plan
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 10

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions and amending Condition 4 as read for the record:

4. Prior to the issuance of any permits, dedicate an additional 15 feet of right-of-way for exclusive right and dual left turns on Bonanza Road per Clark County Area Standard Drawing 201.1, an additional 5 feet of right-of-way for dual left turns on Martin L. King Boulevard per Clark County Area Standard Drawing 201.1, and grant the pad easement per Standard Drawing 234.2, unless specifically noted as not required in an approved Traffic Impact Analysis.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

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MAYOR GOODMAN declared the Public Hearing open for Item 96 [ZON-13896], Item 97 [VAR-13900], Item 98 [SUP-13902], Item 99 [SUP-13903] and Item 100 [SDR-13904].

ROBERT GROESBECK, representing MR. AHERN, used the overhead to give an overview of the project. He pointed out that the previous abeyance was for the purpose of addressing the right-of-way issues, which have been worked out. Instead of a bus turn out on Martin Luther King Boulevard, the applicant is seeking approval to have a small dedicated area for the bus stop. As a result, MR. GROESBECK requested the verbiage regarding the bus turn out be deleted in Condition 4 on Item 96. He also wanted to ensure the correct site plan is referenced in the conditions. With the revised elevations, from 274 feet to 246 feet, the project accommodates the concerns addressed in previous neighborhood meetings. To avoid any delays in construction, MR. GROESBECK requested Item 98 be withdrawn without prejudice with the possibility of addressing the proposed helipad in the future.

DANIEL DEEGAN, 1801 Granite Avenue, appeared on behalf of Rancho Manor Neighborhood Association, and expressed support of the project. He complimented MR. AHERN on his property, which is located immediately across the expressway, in that it is secured, well maintained and an asset to the City. MR. DEEGAN wished MR. AHERN well on this project and thanked him for employing locally.

MAYOR GOODMAN added that the City is trying to emphasize sustainability, as all City buildings will be sensitive to the environment. With that, he commended MR. AHERN on his success and suggested his lead in becoming a role model for other developers to come. The City would be more than willing to work with him.

CONSUELO and JAMES MCQUEN, 1110 Ralston Drive, expressed support of the project. MS. MCQUEN has spoken with at least 15 of her neighbors who could not attend but wholeheartedly support the project as well. She complimented MR. AHERN on his reputation and appreciated the fact that he hires within the community.

MR. AHERN informed the Mayor that there will be approximately 400-500 employees.

LONNIE WALSON, 1930 Fair Avenue, and HARVEY MUNSON, State Assemblyman, both expressed support of this project and appreciated MR. AHERN'S work in the community. He felt his reputation with projects will inspire others to build within this community as well. MR. MUNSON added that he looks forward to continued economic development rather than non-profit projects in the subject area.

TED RUSSELL, Las Vegas resident, was excited and impressed with the architectural aspects of the project and supported it wholeheartedly.

FLORENCY JONES, 9424 Quail Ridge, have watched MR. AHERN continue to build and create jobs for individuals, as he is a bright light within the community. She also applauded him on his efforts with the creative design; he always enhances areas as he expands his developments. She was supportive and urged the Council to approve the project.

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COUNCILMAN BROWN was appreciative of the expressed support on a project of this magnitude and thanked MR. AHERN for his commitment and investment within this community.

MR. GROESBECK and MR. AHERN concurred with all amended and added conditions. MR. AHERN thanked Council for their continued support, and especially COUNCILMAN WEEKLY for his availability.

MAYOR GOODMAN declared the Public Hearing closed for Item 96 [ZON-13896], Item 97 [VAR-13900], Item 98 [SUP-13902], Item 99 [SUP-13903] and Item 100 [SDR-13904].

